



STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PO BOX 240  
TRENTON, N.J. 08695-0240

CHRIS CHRISTIE  
GOVERNOR

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STATE TREASURER

DIRECTOR'S OFFICE  
Tel (609) 292-5185  
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May 18, 2012

Robyn Glocker-Hammond  
Gloucester County Office of Assessment  
Clayton Complex, Building A  
1200 N. Delsea Drive  
Clayton, NJ 08312

Dear Ms. Glocker-Hammond:

This responds to your request that Elk Township be granted a waiver of the municipal revaluation requirements as provided in the Property Tax Assessment Reform Act, P.L. 2009, c. 118 (C.54:1-86 et seq.). The Act is generally referred to as the Gloucester County Pilot Program.

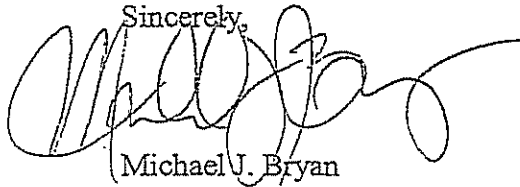
The Act provides that on or before December 31 of the third full calendar year next following the effective date (August 18, 2009), every municipality within the pilot county shall implement a real property revaluation. The Act further states that the county assessor may waive the revaluation requirement for a particular municipality if the municipality implemented a revaluation within 24 months of the effective date of the Act. The Act and the regulations at N.J.A.C. 18:17A-4.1 et seq. do not grant the Director, Division of Taxation, the authority to waive the revaluation requirement contained within.

My staff reviewed our records which indicate that Elk Township's last revaluation was completed in 2006 with implementation for Tax Year 2007 (January 10, 2007). A review of the statistical information shows an elevated Coefficient of Deviation (COD) of 14.47 that reflects an assessment pattern lacking uniformity. As you know, N.J.A.C. 18:12A-1.14(b)(1)(i) speaks to general coefficients of deviation saying "A coefficient of deviation greater than 15% generally points to a need for revaluation." The general coefficient of deviation is very close to 15% and has risen significantly for 2011. While the coefficient for vacant land may not be truly reflective of uniformity due to the low volume of sales, it indicates that other properties may be overassessed. This lack of uniformity should be considered if you waive a revaluation. Additionally, the Director's Ratio is 105.08%, exceeding the adopted percentage level of assessment established by the county board of taxation of 100%. This indicates that assessed values are higher than true market value. A preliminary look at the usable sales for Elk Township indicates overassessment.

Elk Township has a relatively small number of line items and its tax map received approval for Formal Certification on March 16, 2012. As a pilot program for county assessing and with the information provided above, it appears that the judicious course of action is undertake a revaluation or a reassessment. This will place all of the municipalities in Gloucester County within the valuation time frame predicated by the Act.

If you require further assistance with this matter, please contact Patricia Wright, Assistant Director at (609) 292-3070, or by e-mail at [patricia.wright@treas.state.nj.us](mailto:patricia.wright@treas.state.nj.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Bryan", with a large, stylized flourish extending to the right.

Michael J. Bryan  
Director  
Division of Taxation

MJB: ESA

Enclosure

SYSTEM NO : 151  
 STATE OF NEW JERSEY  
 DIVISION OF TAXATION  
 LOCAL PROPERTY TAX  
 RUN DATE: 03/15/12  
 RUN TIME: 170744  
 PAGE NO : 1

STATE OF NEW JERSEY  
 DIVISION OF TAXATION  
 LOCAL PROPERTY TAX

SYSTEM NO : 151  
 SALES RATIO  
 PROGRAM NO: JOB4288A- 042  
 FREQUENCY : ON DEMAND

ACCUMULATIVE USABLE SALES

GLOUCESTER COUNTY

CURRENT SAMPLING PERIOD: 7-1-11 TO 6-30-12

08 - 04 ELK TWP

SERIAL #	RECORDING DATE	GRANTOR NAME	DEED DATE	LOCATION OF BLOCK	PROPERTY LOT	ETC	QUAL CODE	CL	NUM SALES	ASSESSED VALUE	SALES PRICE	RATIO
3339199A	12-19-11	FALISI, JUSTIN M & JANINE	12-09-11	200	2	X		2		187,800	210,000	89.43
3337916A	09-09-11	MULHOLLAND, THOMAS F & DON	08-18-11	21	1.09	X		2		330,300	355,000	93.04
3339585A	01-18-12	BLOMQUIST, EDWARD G & JOAN	12-15-11	214.01	18	X		2		248,600	244,900	101.51
3337925A	09-13-11	EUBANKS, DAVID B & JANET J	08-30-11	204	3	X		2		239,400	230,000	104.09
3338745A	11-23-11	DOUGHTY, CRAIG T	11-18-11	42	13.05	X		2		337,300	322,000	104.75
3337669A	09-02-11	GRIFFIN, JAMES T & LESA A	08-15-11	214.01	12	X		2		271,900	246,000	110.53
3337922A	09-22-11	DEVITIS, CAROL & BEVAN, TA	08-19-11	170	1	X		2		228,100	204,000	111.81
3338514A	10-25-11	WILSON, CATHERINE MURTHA	09-27-11	190	3	X		2		173,000	149,900	115.41
3338515A	10-25-11	DELROSSI, FRANK R & CHRIST	08-30-11	214	24	X		2		291,200	250,000	116.48
3337665A	08-26-11	LENNY, EDMUND J & MELISSA	08-17-11	21	1.22	X		2		443,500	340,000	130.44
3339047A	12-05-11	HARGROVE, VALENCIA G	08-06-11	126	7	X		2		131,100	100,000	131.10
3337090A	07-14-11	HALLMAN, MICHAEL & FRANCES	06-27-11	52	13	X		2		204,800	155,000	132.13
3339195F	12-20-11	VIGNOLA, DEAN R	11-29-11	18	10	X		2		228,100	150,000	152.07
3338181F	10-06-11	GUARRERA, GARY C & DONNA	10-05-11	170	26	X		2		210,100	130,000	161.62
YEAR TO DATE										3,525,200	3,086,800	1,654.41

DISTRICT TOTALS

YEAR TO DATE

14

3,525,200

3,086,800

1,654.41